149.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,000 / 881,000
					USE VALUE:	881,000 / 881,000
					ASSESSED:	881,000 / 881,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LERNER SARA BARNES
Owner 2:	
Owner 3:	
Street 1:	51 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FALLON DONALD P /TRUSTEE -
Owner 2:	D/R FALLON TRUST -
Street 1:	51 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,459 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2543 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9459.000	388,400		492,600	881,000
Total Card	0.217	388,400		492,600	881,000
Total Parcel	0.217	388,400		492,600	881,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.51 | /Parcel: 346.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97889

GIS Ref

GIS Ref

Insp Date 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0002-0007.0

!11622!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,600	0	9,459.	492,600	881,200	881,200	Year End Roll	12/18/2019
2019	101	FV	304,100	0	9,459.	492,600	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	304,100	0	9,459.	436,300	740,400	740,400	Year End Roll	12/20/2017
2017	101	FV	304,100	0	9,459.	366,000	670,100	670,100	Year End Roll	1/3/2017
2016	101	FV	324,400	200	9,459.	366,000	690,600	690,600	Year End	1/4/2016
2015	101	FV	307,200	200	9,459.	316,700	624,100	624,100	Year End Roll	12/11/2014
2014	101	FV	307,200	200	9,459.	306,100	613,500	613,500	Year End Roll	12/16/2013
2013	101	FV	307,200	200	9,459.	291,400	598,800	598,800		12/13/2012

PRINT

Date	Time
12/11/20	01:46:01

LAST REV

Date	Time
04/18/18	14:21:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FALLON DONALD P	66292-598		10/28/2015	Estate/Div	617,500	No	No		DONALD FALLON D.O.D. 10/9/2013 BK 66292 PG 59
FALLON DONALD P	30309-178		6/18/1999	Convenience	1	No	No		
	10672-472		10/23/1964			No	No		N

USER DEFINED

Prior Id # 1:	97889
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/28/2016	104	Renovate	46,400					
1/20/2016	69	Demoliti	2,500		1/20/2016			demo porch
12/30/2015	1963	Foundati	40,000					
4/6/1992	112	Manual	3,400					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
7/14/2016	Sales Review	PT	Paul T
6/2/2016	Left Notice	PT	Paul T
6/2/2016	Permit Visit	PT	Paul T
2/19/2008	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	268	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9459		Sq. Ft.	Site		0	70.	0.74	8									492,638						492,600	

Total AC/HA: 0.21715 | Total SF/SM: 9459 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,638 | Spl Credit | Total: 492,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06297934
Const Adj.:	0.98990101
Adj $ / SQ:	136.792
Other Features:	104300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562960
Depreciation:	174518
Depreciated Total:	388442

COMMENTS

OF=SINK IN HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

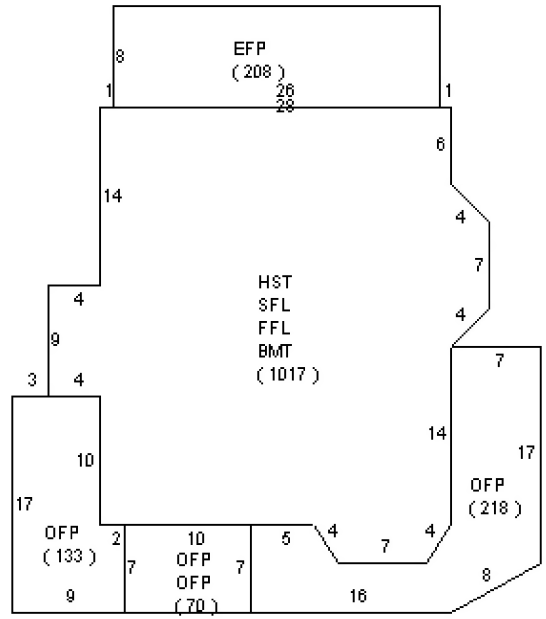
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	150.47
Special Features:	0	Val/Su Net:	91.20
Final Total:	388400	Val/Su SzAd	152.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,017	41.040	41,735
FFL	First Floor	1,017	136.790	139,117
SFL	Second Floor	1,017	136.790	139,117
HST	Half Story	509	136.790	69,559
OFP	Open Porch	491	19.660	9,653
EFP	Enclos Porch	208	39.910	8,301

Net Sketched Area:	4,259	Total:	407,482
Size Ad	2542.5	Gross Are	4767	FinArea	2543
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc